WARRANTY DEED

File #20550

Karen Johnson Davidson County
Batch# 538610 DEEDWARR
12/21/2020 09:15:01 AM 2 pgs
Fees: $13.00 Taxes: $2,242.20

20201221-0150776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $606,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Up LLC	NEW OWNER	-132-05-0-058.00
(NAME)	(NAME)	
9028 Mayfield Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ward Ashley Baker, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southern Up LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Glendale Park, Section 1 of record in Plat Book 1130, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ward Ashley Baker, a married man by Warranty deed from Louis Robert Owen, Jr. and William Sneed Owen, Personal Representatives of the Estate of Selma Owen Harrison, Deceased and Louis Robert Owen, Jr. and William Sneed Owen, Individually of record in Instrument No. 20110804-0060040 Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on August 04, 2011. This property is not the homestead or current residence of the grantor or his spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4315 Lealand Lane, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of December, 2020.

Ward Ashley Baker by John P. Rodgers, attorney in fact

Ward Ashley Baker by John P. Rodgers, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John P. Rodgers**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Ward Ashley Baker** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Ward Ashley Baker**, and is authorized by **Ward Ashley Baker** to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of December, 2020.

My commission expires: 12-19-20 Joyce Jordan

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027